Listed Buildings at Risk
Survey 2015
Introduction

1. ‘Buildings at Risk’ refers to listed, historic buildings at risk through neglect and decay. For the purposes of this document, the Buildings at Risk referred to are those structures which are included on the statutory list as buildings of special architectural or historic interest. Curtilage listed structures and other non-listed, historic buildings are not included within the scope of this survey.

2. The creation of ‘risk registers’ first began following initiatives by the Civic Trust to address concerns at the number of listed buildings falling into a state of disrepair and to assist Local Authorities with the prioritisation of limited resources. Within the last decade Cadw has funded Buildings at Risk surveys across Wales and as a result all Local Authorities now maintain a Buildings at Risk database. In time Cadw intend to commission a quinquennial programme of surveys of listed buildings at risk with the view to creating an all Wales online register.

3. The 2015 survey can be directly compared to the previous 2011 and 2006 surveys which were carried out to the same methodology. A risk survey of listed buildings was also undertaken in 1997 to a different methodology.

4. Local Authorities, together with owners, are the primary custodians of Listed Buildings and in accordance with National Guidance, ‘best practice’ should involve:
   - Regular monitoring, to identify vulnerable buildings, which could later become at risk.
   - When necessary using statutory powers to ensure owners carry out the necessary works for the ‘proper preservation’ of their buildings, as required by section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
   - Addressing the problems of existing properties on the register before they are lost.

5. The Buildings at Risk survey results are contained on a national building condition database which is maintained by The Handley Partnership on behalf of Cadw. The database contains details of the condition of the historic building stock and enables local authorities to set priorities for action. The database can also be used to identify trends and provide comparative analysis between surveys.

6. Each listed building on the database is awarded a ‘Critical Element Factor (CEF) Score’, a percentage determining the building’s level of risk. This is based on an assessment of the building’s condition, its individual rate of deterioration and the building’s occupancy level. The condition of each Listed Building has been determined based upon a detailed appraisal of the condition of each building element. For example, wall structure, flashings and architectural details. The buildings have then been awarded a risk score to reflect their vulnerability, ranging from extreme risk (1) to vulnerable (3) to not at risk (6).

Key Findings

- 27 buildings are identified as At Risk, a reduction of 8 (23%) since 2011.
- There has been an increase in the number of Vulnerable buildings, up from 100 to 116.
- 85% of buildings are Not at Risk, compared to 86% in 2011 and 83% in 2006.

Priorities for Action

- When necessary using statutory powers to ensure owners carry out the necessary works for the ‘proper preservation’ of their buildings as required by legislation.
- Work with Council service areas, stakeholders and funding bodies to protect council owned vulnerable or at risk listed buildings.
- Many buildings and structures form part of larger estates or are tied to longer term redevelopment proposals, every effort is made to secure short and long term repair and protection, particularly through planning and listed building application processes.
Buildings identified as At Risk
**14094_1 - Laundry Building to former Isolation Hospital, Flat Holm**

**Cardiff - Butetown - Grade II (Date Listed - 05/06/1987) - Current Survey Date: 06-Oct-2011**

**Situated on rising ground towards the centre-west of the island; formerly grouped with ancillary buildings in hospital compound.**

**Risk & Use Assessment**

- At Risk (1)

**Condition**

- Very Bad

**Occupancy**

- Vacant

**Historic Asset Assessment (HAA) Score & Potential Change**

- HAA Score: 9.91
  - Structurally unsound with multiple failures - loss may follow in short term
  - 25.04% chance of decline (Average)
  - -3.23% predicted HAA Score reduction per year (Average)

**Building Element Condition Assessment**

- Chimneys (render), Wall Pointing, Wall Render (smooth)
- Building Cluster HAA: 32.79
- Building PAS: 58.96

**Comparative Analysis (Based on HAA)**

- Planning Authority: 1/972 (1.00)
- Community/Parish: 1/118 (0.99)
- Broad Use Type: 47.20
- Broad Use Type LPA: 67.60
- Detailed Use Type: 47.60

**Survey Status & Occupancy**

- Active: 06-Oct-11
  - Condition: Very Bad
  - Occupancy: Vacant
  - Risk Assessment: At Risk (1)
  - HAA Score: 9.91

- Archive: 25-Apr-06
  - Condition: Very Bad
  - Occupancy: Vacant
  - Risk Assessment: At Risk (1)
  - HAA Score: 9.91

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**14093_1 - Former Isolation Hospital (Main Block) Flat Holm**

**Cardiff - Butetown - Grade II (Date Listed - 05/06/1987) - Current Survey Date: 06-Oct-2011**

**Situated on rising ground towards the centre-west of the island; formerly grouped with ancillary buildings in hospital compound.**

**Risk & Use Assessment**

- At Risk (1)

**Condition**

- Very Bad

**Occupancy**

- Vacant

**Historic Asset Assessment (HAA) Score & Potential Change**

- HAA Score: 12.26
  - Structurally unsound with multiple failures - loss may follow in short term
  - 30.27% chance of decline (Elevated)
  - -3.27% predicted HAA Score reduction per year (Elevated)

**Building Element Condition Assessment**

- Chimneys (render), Wall Pointing, Wall Render (smooth)
- Building Cluster HAA: 32.79
- Building PAS: 60.20

**Comparative Analysis (Based on HAA)**

- Planning Authority: 1/26 (0.96)
- Community/Parish: 2/26 (0.92)
- Broad Use Type: 46.75
- Broad Use Type LPA: 68.75
- Detailed Use Type: 46.75

**Survey Status & Occupancy**

- Active: 06-Oct-11
  - Condition: Very Bad
  - Occupancy: Vacant
  - Risk Assessment: At Risk (1)
  - HAA Score: 12.26

- Archive: 25-Apr-06
  - Condition: Very Bad
  - Occupancy: Vacant
  - Risk Assessment: At Risk (1)
  - HAA Score: 14.80
### 13921_1 - Great House Farmhouse and attached Barn

**Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 06-Nov-2015**

#### Risk & Use Assessment

<table>
<thead>
<tr>
<th>Conditi</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>At Risk (1)</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Current Use:** DOMESTIC - FARMHOUSE

**Ownership:** The building is in private ownership

**Morphology:** Urban > 10K - Less Sparse

#### Historic Asset Assessment (HAA) Score & Potential Change

<table>
<thead>
<tr>
<th>HAA Score</th>
<th>18.70</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condition is very poor, main structural elements serviceable but many items need</td>
<td></td>
</tr>
</tbody>
</table>

33.76% chance of decline (Elevated)

-3.31% predicted HAA Score reduction per year (Elevated)

#### Building Element Condition Assessment

<table>
<thead>
<tr>
<th>Minor Repairs Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimneys (render), Window Frames (timber), Window Glazing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Repairs Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Flashings, Rain Water Goods (cast iron and other), Wall Pointing, Doors (timber)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Full Replacement Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Covering (slate), Main Wall Structure (not applicable)</td>
</tr>
</tbody>
</table>

#### Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Authority</td>
<td>80.77 3/972 (1.00)</td>
<td>8.66 5.0</td>
</tr>
<tr>
<td>Community/Parish</td>
<td>70.11 1/102 (0.99)</td>
<td>100.0 6.0</td>
</tr>
<tr>
<td>Broad Use Type</td>
<td>80.74 115/13260</td>
<td>61.75/54</td>
</tr>
<tr>
<td>Broad Use Type LFA</td>
<td>70.17 1/371 (1.00)</td>
<td>70.0/8.6</td>
</tr>
<tr>
<td>Detailed Use Type</td>
<td>70.55 46/1529 (0.97)</td>
<td>88.1/3246</td>
</tr>
<tr>
<td>Detailed Use Type</td>
<td>61.54 1/15 (0.93)</td>
<td>82.25 10.0</td>
</tr>
</tbody>
</table>

#### Risk Assessment

**At Risk (1)**

<table>
<thead>
<tr>
<th>Conditi</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Bad</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

| Building Cluster HAA | 8.55 |
| Building PAS | 58.12 |

#### Data based on 2015 survey information (with minor updates)

Report Date: 14/10/2016

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### 13924_1 - Pen-pil (aka Penpill Farm Kennels)

**Cardiff - Trowbridge - Grade II (Date Listed - 19/05/1975) - Current Survey Date: 05-Nov-2015**

#### Risk & Use Assessment

<table>
<thead>
<tr>
<th>Conditi</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>At Risk (1)</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Current Use:** DOMESTIC - HOUSE

**Ownership:** The building is in private ownership

**Morphology:** Urban > 10K - Less Sparse

#### Historic Asset Assessment (HAA) Score & Potential Change

<table>
<thead>
<tr>
<th>HAA Score</th>
<th>18.70</th>
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<tbody>
<tr>
<td>Condition is very poor, main structural elements serviceable but many items need</td>
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</table>

30.70% chance of decline (Elevated)

-3.24% predicted HAA Score reduction per year (Elevated)

#### Building Element Condition Assessment

<table>
<thead>
<tr>
<th>Minor Repairs Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimneys (brick), Wall Render (smoother)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Repairs Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Window Frames (timber), Window Glazing, Doors (timber)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Full Replacement Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Covering (slake), Roof Flashings, Rooflights or Dormers (timber), Rain Water Goods (plastic)</td>
</tr>
</tbody>
</table>

#### Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
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#### Risk Assessment

**At Risk (1)**

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<td>Vacant</td>
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| Building Cluster HAA | 8.55 |
| Building PAS | 58.12 |

#### Data based on 2015 survey information (with minor updates)

Report Date: 14/10/2016
**13687_1 - Summerhouse and Underground Vaulted Chamber in**

Cardiff - Llandaff - Grade II (Date Listed - 19/05/1975) - Current Survey Date: 06-Nov-2015

**Risk & Use Assessment**

- **At Risk (1)**
  - This building has not changed significantly since its previous inspection in 2011
  - Current Use - GARDEN - GARDEN BUILDING
  - Ownership - The building is in other ownership
  - Morphology - Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score - 21.42**
  - Condition is very poor, main structural elements serviceable but many items need repair.
  - 21.83% - chance of decline (Low)
  - -3.73% - predicted HAA Score reduction per year (Elevated)

**Building Element Condition Assessment**

- Minor Repairs Required
  - Main Wall Structure (stone), Wall Pointing

- Major Repairs Required
  - Parapets (stone), Rain Water Goods (lead and other)

- Full Replacement Required
  - Roof Covering (slate), Roof Flashings, Window Frames (timber), Window Glazing, Doors (timber)

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**13900_1 - Wall extending west from near the Dovecote in the**

Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 16-Nov-2015

**Risk & Use Assessment**

- **At Risk (3)**
  - This building has not changed significantly since its previous inspection in 2011
  - Current Use - BOUNDARY - WALL
  - Ownership - The building is in other ownership
  - Morphology - Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score - 21.42**
  - Condition is very poor, main structural elements serviceable but many items need repair.
  - 15.65% - chance of decline (Low)
  - -4.34% - predicted HAA Score reduction per year (Elevated)

**Building Element Condition Assessment**

- Major Repairs Required
  - Main Wall Structure (stone), Wall Pointing

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**Compiled by: thp buildings at risk**

Data based on 2015 survey information (with minor updates)

Report Date: 14/10/2016
**13924_1 - Garden Wall to east of Pentrebane Farmhouse**

Cardiff - St Fagans - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 16-Nov-2015

To the east of the farmhouse, approached off the road to Pentrebane and about 100m north of St Fagans village.

**Risk & Use Assessment**

- **At Risk (3)**
- **Vacant**

**Condition**

- Poor

**Occupancy**

- Structure

Current Use - **BOUNDARY - WALL**

Ownership - The building is in private ownership

Morphology - Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score - 21.42**

  - Condition is very poor, main structural elements serviceable but many items need
  - Rapid action is required

- **15.65% - chance of decline (Low)**

- **-4.34% - predicted HAA Score reduction per year (Elevated)**

**Building Element Condition Assessment**

- **Major Repairs Required**
  - **Main Wall Structure (brick), Wall Pointing**
  - **Chimneys (render), Rain Water Goods (cast iron and other), Wall Render (smooth), Window Frames (timber), Doors (timber)**

Data based on 2015 survey information (with minor updates)

Report Date: 14/10/2016

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**13963_1 - Cardiff Bay Station**

Cardiff - Butetown - Grade II* (Date Listed - 19/05/1975) - Current Survey Date: 16-Nov-2015

On exposed corner site with long side parallel to Bute Street

**Risk & Use Assessment**

- **At Risk (3)**
- **Vacant**

**Condition**

- Poor

**Occupancy**

- Structure

Current Use - **TRANSPORT - RAILWAY BUILDING**

Ownership - The building is in commercial ownership

Morphology - Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score - 24.02**

  - Widespread replacement of defective items now needed, rapid action is required

- **33.60% - chance of decline (Elevated)**

- **-3.13% - predicted HAA Score reduction per year (Elevated)**

**Building Element Condition Assessment**

- **Minor Repairs Required**
  - Roof Covering (slate), Roof Flashings

- **Major Repairs Required**
  - Chimneys (render), Rain Water Goods (cast iron and other), Wall Render (smooth), Window Frames (timber), Doors (timber)

- **Full Replacement Required**
  - Window Glazing, Other Architectural Details

Data based on 2015 survey information (with minor updates)

Report Date: 14/10/2016
**Risk & Use Assessment**

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**Condition**: Vacant

**Occupancy**: At Risk (3)

This building has declined (average decline rate) since its previous inspection in 2011

**Current Use**: DOMESTIC - FARMHOUSE

**Ownership**: The building is in private ownership

**Morphology**: Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 24.27
- Widespread replacement of defective items now needed, rapid action is required
- 36.59% - chance of decline (Elevated)
- -3.07% - predicted HAA Score reduction per year (Elevated)

**Building Element Condition Assessment**

**Minor Repairs Required**
- Roof Covering (slate), Chimneys (brick)

**Major Repairs Required**
- Roof Flashings, Rain Water Goods (cast iron and other), Window Frames (timber), Doors (timber), Other Architectural Details

**Full Replacement Required**
- Wall Render (smooth), Window Glazing

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**Comparative Analysis (Based on HAA)**

- **Survey Status & Occupancy**: Active 16-Nov-15, Poor, Vacant

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**Risk & Use Assessment**

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**Condition**: Vacant

**Occupancy**: At Risk (3)

This building has not changed significantly since its previous inspection in 2011

**Current Use**: GARDEN - GARDEN BUILDING

**Ownership**: The building is in other ownership

**Morphology**: Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 24.41
- Widespread replacement of defective items now needed, rapid action is required
- 27.63% - chance of decline (Elevated)
- -3.59% - predicted HAA Score reduction per year (Elevated)

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**Building Element Condition Assessment**

**Minor Repairs Required**
- Main Wall Structure (timber frame)

**Major Repairs Required**
- Roof Covering (metal sheets), Window Frames (timber), Other Architectural Details

**Full Replacement Required**
- Window Glazing

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**Comparative Analysis (Based on HAA)**

- **Survey Status & Occupancy**: Active 16-Nov-15, Poor, Vacant

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**Risk & Use Assessment**

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**Condition**: Vacant

**Occupancy**: At Risk (3)

This building has not changed significantly since its previous inspection in 2011

**Current Use**: GARDEN - GARDEN BUILDING

**Ownership**: The building is in other ownership

**Morphology**: Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 24.41
- Widespread replacement of defective items now needed, rapid action is required
- 27.63% - chance of decline (Elevated)
- -3.59% - predicted HAA Score reduction per year (Elevated)

---

**Building Element Condition Assessment**

**Minor Repairs Required**
- Main Wall Structure (timber frame)

**Major Repairs Required**
- Roof Covering (metal sheets), Window Frames (timber), Other Architectural Details

**Full Replacement Required**
- Window Glazing
**11712_1 - Octagonal Shelter in Grounds to south-east of Whitchurch**
Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block East 3 and garden railings at Whitchurch Hospital.

**Risk & Use Assessment**

- **Conditi**: Poor
- **Occupancy**: Vacant

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 24.41
- **Widespread replacement of defective items now needed, rapid action is required**
- **27.63% - chance of decline (Elevated)**
- **-3.59% - predicted HAA Score reduction per year (Elevated)**

**Building Element Condition Assessment**

- **Minor Repairs Required**
  - Main Wall Structure (timber frame)
- **Major Repairs Required**
  - Roof Covering (metal sheets), Window Frames (timber), Other Architectural Details

**Comparative Analysis (Based on HAA)**

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>Planning Authority</th>
<th>Community/Parish</th>
<th>Broad Use Type</th>
<th>Broad Use LFA</th>
<th>Detailed Use Type</th>
<th>Detailed Use %</th>
<th>At Risk (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAS Rank (Score)</td>
<td>14/972 (0.99)</td>
<td>3/22 (0.86)</td>
<td>27/209 (0.87)</td>
<td>4/11 (0.64)</td>
<td>43.9% (0.73)</td>
<td>-</td>
<td>At Risk (3)</td>
</tr>
<tr>
<td>List Grade</td>
<td>8.66</td>
<td>4.0</td>
<td>75.59</td>
<td>31.78</td>
<td>49.63</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Risk Assessment</td>
<td>40.0</td>
<td>50.0</td>
<td>70.0</td>
<td>10.0</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Local Factors</td>
<td>50.00</td>
<td>6.0</td>
<td>7.0</td>
<td>10.0</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Decline Chance/Rate</td>
<td>50.54/58</td>
<td>7.0/8.0</td>
<td>10.0</td>
<td>10.0</td>
<td>-</td>
<td>-</td>
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<tr>
<td>HAA Score</td>
<td>75.59</td>
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<tr>
<td>Building Cluster HAA</td>
<td>31.78</td>
<td>4.0</td>
<td>4.0</td>
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<tr>
<td>Building PAS</td>
<td>49.63</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
<td>-</td>
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</tr>
</tbody>
</table>

**Survey Status & Condition**

- **Active**: 16-Nov-15
- **Archived**: 18-May-11, 16-Mar-06

**Report Date**: 14/10/2016

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**22831_1 - Barn at Pant-y-gored**
Cardiff - Pentyrch - Grade II (Date Listed - 31/01/2000) - Current Survey Date: 06-Nov-2015

At right angles to the farmhouse and attached range and forming the W side of the main farmyard.

**Risk & Use Assessment**

- **Conditi**: Poor
- **Occupancy**: Vacant

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 24.44
- **Widespread replacement of defective items now needed, rapid action is required**
- **36.79% - chance of decline (Elevated)**
- **-3.63% - predicted HAA Score reduction per year (Elevated)**

**Building Element Condition Assessment**

- **Minor Repairs Required**
  - Main Wall Structure (stone), Wall Pointing
- **Major Repairs Required**
  - Roof Covering (slates), Roof Flashings, Rain Water Goods (metal), Doors (timber)

**Comparative Analysis (Based on HAA)**

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>Planning Authority</th>
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<th>Broad Use LFA</th>
<th>Detailed Use Type</th>
<th>Detailed Use %</th>
<th>At Risk (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAS Rank (Score)</td>
<td>9/972 (0.99)</td>
<td>1/24 (0.96)</td>
<td>1/8 (0.88)</td>
<td>1/5 (0.80)</td>
<td>-</td>
<td>-</td>
<td>At Risk (3)</td>
</tr>
<tr>
<td>List Grade</td>
<td>8.66</td>
<td>6.0</td>
<td>7.0/8.0</td>
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<tr>
<td>Risk Assessment</td>
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<td>Local Factors</td>
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<td>7.0/8.0</td>
<td>10.0</td>
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<td>-</td>
<td></td>
</tr>
<tr>
<td>Decline Chance/Rate</td>
<td>67.29/59</td>
<td>7.0/8.0</td>
<td>10.0</td>
<td>10.0</td>
<td>-</td>
<td>-</td>
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</tbody>
</table>

**Survey Status & Condition**

- **Active**: 06-Nov-15
- **Archived**: 17-May-11, 30-Mar-06

**Report Date**: 14/10/2016
11708_1 - Octagonal Shelter in Grounds to west of Whitchurch

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angle of Ward Block West and garden railings of Whitchurch Hospital.

Risk & Use Assessment

<table>
<thead>
<tr>
<th>At Risk (3)</th>
<th>Conditi</th>
<th>Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active 16-Nov-15</td>
<td>Poor</td>
<td>Vacant</td>
</tr>
<tr>
<td>Archive 18-May-11</td>
<td>Fair</td>
<td>Vacant</td>
</tr>
<tr>
<td>Archive 16-Mar-06</td>
<td>Fair</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

At Risk (3)
This building has declined (high decline rate) since its previous inspection in 2011

Condition: Poor
Occupancy: Vacant

Historic Asset Assessment (HAA) Score & Potential Change

- HAA Score: 27.16
  - Widespread replacement of defective items now needed, rapid action is required
- 29.08% - chance of decline (Elevated)
- -3.76% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

- Minor Repairs Required:
  - Roof Covering (metal sheets), Window Frames (timber)
- Major Repairs Required:
  - Main Wall Structure (timber frame), Other Architectural Details
- Full Replacement Required:
  - Window Glazing

Comparative Analysis (Based on HAA)

Survey Status & Condition | Risk Assessment | HAA Score |
---------------------------|----------------|-----------|
Active 16-Nov-15 | Poor | Vacant | 27.16 |
Archive 18-May-11 | Fair | Vacant | 34.20 |
Archive 16-Mar-06 | Fair | Vacant | 34.20 |

Data based on 2015 survey information (with minor updates)
Report Date: 14/10/2016

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13748_1 - Old Leckwith Bridge (partly in the Michaelston

Cardiff - Canton - Grade II* (Date Listed - 02/12/1982) - Current Survey Date: 16-Nov-2015

At the southern end of Canton crossing the River Ely into Leckwith which is without Cardiff in Michaelston Community.

Risk & Use Assessment

<table>
<thead>
<tr>
<th>At Risk (3)</th>
<th>Conditi</th>
<th>Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active 16-Nov-15</td>
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<td>Structure</td>
</tr>
<tr>
<td>Archive 17-May-11</td>
<td>Poor</td>
<td>Structure</td>
</tr>
<tr>
<td>Archive 01-Mar-06</td>
<td>Fair</td>
<td>Structure</td>
</tr>
</tbody>
</table>

At Risk (3)
This building has not changed significantly since its previous inspection in 2011

Condition: Poor
Structure: In other ownership

Historic Asset Assessment (HAA) Score & Potential Change

- HAA Score: 28.35
  - Speed of decay may be increasing, some items will now or soon need replacement
- 25.21% - chance of decline (Average)
- -3.38% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

- Minor Repairs Required
  - Wall Pointing
- Major Repairs Required
  - Parapets (stone), Main Wall Structure (stone)

Comparative Analysis (Based on HAA)

Survey Status & Condition | Risk Assessment | HAA Score |
---------------------------|----------------|-----------|
Active 16-Nov-15 | Poor | Structure | 34.20 |
Archive 17-May-11 | Poor | Structure | 28.35 |
Archive 01-Mar-06 | Fair | Structure | 28.35 |

Data based on 2015 survey information (with minor updates)
Report Date: 14/10/2016
82225_1 - Front Garden Wall of Rose Cottage
Cardiff - St Fagans - Grade II (Date Listed - 28/01/1963) - Current Survey Date: 16-Nov-2015
Along the street boundary.

Risk & Use Assessment

At Risk (3)  
Vulnerable (4)

This building has declined (High decline rate) since its previous inspection in 2011

Current Use - BOUNDARY - WALL
Ownership - The building is in private ownership
Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 29.56

Speed of decay may be increasing, some items will now or soon need replacement

18.66% - chance of decline (Low)
-4.07% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required
Wall Pointing

Major Repairs Required
Main Wall Structure (stone)

Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Decline Chance/Rate</th>
<th>HAA Score</th>
<th>Building Cluster HAA</th>
<th>Building PAS</th>
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<td>34.14/66.0</td>
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<td>11.64</td>
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<td>5/102 (0.96)</td>
<td>6/102 (0.94)</td>
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<td>11.64</td>
<td>45.09</td>
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Data based on 2015 survey information (with minor updates)
Report Date: 14/10/2016
Page 1 of 1

81262_1 - Flight of Steps and Retaining Wall of East (Bowling Green)
Cardiff - Llandaff - Grade II (Date Listed - 30/06/2003) - Current Survey Date: 06-Nov-2015
On the south side of the house and part of the important group of estate buildings surrounding Insole Court.

Risk & Use Assessment

At Risk (3)  
Vulnerable (4)

This building has not changed significantly since its previous inspection in 2011

Current Use - BOUNDARY - WALL
Ownership - The building is in local authority ownership
Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 31.27

Speed of decay may be increasing, some items will now or soon need replacement

19.73% - chance of decline (Low)
-4.12% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

Minor Repairs Required
Wall Pointing, Other Architectural Details

Major Repairs Required
Main Wall Structure (stone)

Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Decline Chance/Rate</th>
<th>HAA Score</th>
<th>Building Cluster HAA</th>
<th>Building PAS</th>
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Data based on 2015 survey information (with minor updates)
Report Date: 14/10/2016
Page 1 of 1
### Comparative Analysis (Based on HAA)

<table>
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<tr>
<th>Survey Status &amp; Condition</th>
<th>Risk Assessment</th>
<th>HAA Score</th>
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<td>Active 16-Nov-15 Poor</td>
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<tr>
<td>Archive 16-Mar-06 Poor</td>
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### Prioritised Action Score Assessment (PAS)

#### Risk & Use Assessment

- **At Risk (3)**
- This building has not changed significantly since its previous inspection in 2011.

**Condition**: Poor

**Occupancy**: Structure

**Building Element Condition Assessment**

- **Minor Repairs Required**
  - Roof Covering (metal sheets), Main Wall Structure (timber frame)

- **Full Replacement Required**
  - Other Architectural Details

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 35.18
- Condition may decline quickly if action is not taken, many items need attention

- **22.02%** - chance of decline (Low)
- **33.80%** - chance of decline (Elevated)

**Comparative Analysis (Based on HAA)**

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Decline Chance/Rate</th>
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<th>Building PAS</th>
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<tbody>
<tr>
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<td>52/972 (0.98)</td>
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<td>Broad Use LPA</td>
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<td>46.16</td>
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</table>

**Survey Status & Condition**

- Active 16-Nov-15 Poor Structure At Risk (3) 35.18
- Archive 18-May-11 Poor Structure At Risk (3) 35.18
- Archive 16-Mar-06 Poor Structure At Risk (3) 39.42

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### Risk & Use Assessment

- **At Risk (3)**
- This building has not changed significantly since its previous inspection in 2011.

**Condition**: Poor

**Occupancy**: Structure

**Building Element Condition Assessment**

- **Minor Repairs Required**
  - Main Wall Structure (stone), Wall Pointing, Gates (timber)

- **Major Repairs Required**
  - Other Architectural Details

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 37.48
- Condition may decline quickly if action is not taken, many items need attention

- **53.80%** - chance of decline (Elevated)
- **3.47%** - predicted HAA Score reduction per year (Elevated)

**Comparative Analysis (Based on HAA)**

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Decline Chance/Rate</th>
<th>HAA Score</th>
<th>Building Cluster PAS</th>
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<tr>
<td>Planning Authority</td>
<td>61.76 7/972 (0.99)</td>
<td>52/972 (0.98)</td>
<td>40.0 6.0</td>
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<td>Community/Parish</td>
<td>61.76 7/972 (0.99)</td>
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<td>Broad Use LPA</td>
<td>61.76 7/972 (0.99)</td>
<td>52/972 (0.98)</td>
<td>40.0 6.0</td>
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<td>61.76 7/972 (0.99)</td>
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<td>61.76 7/972 (0.99)</td>
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<td>40.0 6.0</td>
<td>30.26/6.8</td>
<td>64.82</td>
<td>46.16</td>
</tr>
</tbody>
</table>

**Survey Status & Condition**

- Active 06-Nov-15 Poor Structure At Risk (3) 37.48
- Archive 18-May-11 Poor Structure At Risk (3) 37.48
- Archive 30-Mar-06 Fair Structure Vulnerable (4) 90.42

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**Data based on 2015 survey information (with minor updates)**

Report Date: 14/10/2016
### 13946_1 - Former Stable Block at Faendre Hall

**Cardiff - Trowbridge - Grade II (Date Listed: 06/10/1977) - Current Survey Date: 05-Nov-2015**

- **Situated to the rear of the Hall, the drive bifurcating with one section leading to the stables and the other to the Hall.**

**Risk & Use Assessment**

- **Conditi:** Poor
- **Occupancy:** Frequently Partly Occupied

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score:** 41.02
- **Condition may decline quickly if action is not taken, multiple items need attention**
- **Decline Chance/Rate:** 34.41% - chance of decline (Elevated)
- **Predicted HAA Score reduction per year:** -3.44% - predicted HAA Score reduction per year (Elevated)

**Building Element Condition Assessment**

- **Main Wall Structure (stone):** Minor Repairs Required

- **Roof Covering (slate), Window Frames (timber), Window Glazing, Doors (timber):** Full Replacement Required

**Comparative Analysis (Based on HAA)**

<table>
<thead>
<tr>
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<th>% Difference and Rank Building/Group</th>
<th>Planning Authority</th>
<th>% Difference and Rank Building/Group</th>
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<td></td>
<td>46.10</td>
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</table>

**Survey Status & Condition**

- **Active:** 05-Nov-15 Poor Partly Occupied
- **Archive:** 17-May-11 Poor Partly Occupied
- **Archive:** 30-Mar-06 Poor Partly Occupied

**Data based on 2015 survey information (with minor updates)**

**Report Date:** 14/10/2016

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### 13925_1 - Barn to west of Pentrebane Farmhouse

**Cardiff - St Fagans - Grade II (Date Listed: 10/06/1977) - Current Survey Date: 16-Nov-2015**

- **Approached off the road to Pentrebane and about 100m north of St Fagans village.**

**Risk & Use Assessment**

- **Conditi:** Poor
- **Occupancy:** Frequently Partly Occupied

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score:** 41.36
- **Condition may decline quickly if action is not taken, multiple items need attention**
- **Decline Chance/Rate:** 35.94% - chance of decline (Elevated)
- **Predicted HAA Score reduction per year:** -3.94% - predicted HAA Score reduction per year (Elevated)

**Building Element Condition Assessment**

- **Roof Covering (asbestos sheets), Roof Flashings, Rain Water Goods (plastic), Porch (stone):** Full Replacement Required

**Comparative Analysis (Based on HAA)**

<table>
<thead>
<tr>
<th>Planning Authority</th>
<th>% Difference and Rank Building/Group</th>
<th>Planning Authority</th>
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</tr>
</tbody>
</table>

**Survey Status & Condition**

- **Active:** 16-Nov-15 Poor Partly Occupied
- **Archive:** 17-May-11 Poor Partly Occupied
- **Archive:** 17-Mar-06 Poor Fully Occupied

**Data based on 2015 survey information (with minor updates)**

**Report Date:** 14/10/2016
**11714_1 - Chapel at Whitchurch Hospital**

**Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015**

Opposite and to the north of the main entrance of Whitchurch Hospital.

*Data based on 2015 survey information (with minor updates)*

**Risk & Use Assessment**

- **Condition**: Poor
- **Occupancy**: Vacant

**At Risk (3)**

- This building has not changed significantly since its previous inspection in 2011.
- **Current Use**: RELIGIOUS - CHAPEL
- **Ownership**: The building is in other ownership.
- **Morphology**: Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 52.96
- **Condition deteriorating, action is now required to multiple defects to halt the decline**
- **Risk & Use Assessment**: At Risk (3)
- **Survey Status & Occupancy**: Active 16-Nov-15 Poor Vacant
- **Archive 16-Mar-06 Poor**

**Building Element Condition Assessment**

- **No Significant Action Required**
- **Minor Repairs Required**
  - Roof Covering (slates), Roof Flashings, Parapets (brick), Chimmies (brick), Window Frames (stone), Doors (timber)
- **Major Repairs Required**
  - Rooflights or Dormers (brick), Rain Water Goods (cast iron), Window Glazing

**Comparative Analysis (Based on HAA)**

- **% Difference and Rank Building/Group**
  - Planning Authority: 40.6% 39/972 (0.96)
  - Community/Parish: 22.4% 7/29 (0.88)
  - Broad Use Type: 52.3% 54/2159 (0.97)
  - Broad Use Type LFA: 18.0% 1/66 (0.98)
  - Detailed Use Type: 35.6% 61/669 (0.91)
  - Detailed Use Type: 5.8% 1/11 (0.91)

- **Prioritised Action Score Assessment (PAS)**
  - List Grade: 8.66
  - Risk Assessment: 4.0
  - HAA Score: 47.04
  - Building Cluster HAA: 35.40
  - Building PAS: 46.43

**Decline Chance/Rate**

- 3.21% - predicted HAA Score reduction per year (Elevated)

**Community/Parish Broad Use Type Broad Use Type LPADetailed Use Type Detailed Use Type**

- Community/Parish: 1/66 (0.98)
- Broad Use Type: 1/11 (0.91)
- Detailed Use Type: 4/22 (0.82)

**Planning Authority**

- 1/66 (0.98)

**HAA Score**

- 35.40

**Survey Status & Occupancy**

- Active: 16-Nov-15 Poor Vacant
- Archive: 18-May-11 Poor Vacant
- Archive: 16-Mar-06 Poor Partly Occupied

<table>
<thead>
<tr>
<th>Survey Status &amp; Occupation</th>
<th>Risk Assessment</th>
<th>HAA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active 16-Nov-15 Poor Vacant</td>
<td>At Risk (3)</td>
<td>52.96</td>
</tr>
<tr>
<td>Archive 18-May-11 Poor Vacant</td>
<td>At Risk (3)</td>
<td>52.96</td>
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<tr>
<td>Archive 16-Mar-06 Poor Partly Occupied</td>
<td>At Risk (3)</td>
<td>56.87</td>
</tr>
</tbody>
</table>

---

**13862_1 - Bethel Calvinistic Methodist Chapel**

**Cardiff - Radyr - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 05-Nov-2015**

W of the main thoroughfare on a hillside and set within a large graveyard, walled and with iron gate on the S side. Attached at W to a terrace of cottages which are not included in

*Data based on 2015 survey information (with minor updates)*

**Risk & Use Assessment**

- **Condition**: Poor
- **Occupancy**: Vacant

**At Risk (3)**

- This building has declined (high decline rate) since its previous inspection in 2011.
- **Current Use**: RELIGIOUS - CHAPEL
- **Ownership**: The building is in religious ownership.
- **Morphology**: Urban > 10K - Less Sparse

**Historic Asset Assessment (HAA) Score & Potential Change**

- **HAA Score**: 55.20
- **Condition deteriorating, action is now required to multiple defects to halt the decline**
- **Risk & Use Assessment**: At Risk (3)
- **Survey Status & Occupancy**: Active 05-Nov-15 Poor Vacant
- **Archive 02-Mar-06 Fair Partly Occupied**

**Building Element Condition Assessment**

- **No Significant Action Required**
- **Minor Repairs Required**
  - Chimmies (brick), Wall Render (smooth), Doors (timber)
- **Major Repairs Required**
  - Rooflights or Dormers (brick), Rain Water Goods (cast iron), Window Glazing

**Comparative Analysis (Based on HAA)**

- **% Difference and Rank Building/Group**
  - Planning Authority: 40.19 40/972 (0.96)
  - Community/Parish: 1/66 (0.98)
  - Broad Use Type: 52.80 107/2165 (0.97)
  - Broad Use Type LFA: 26.66 2/66 (0.97)
  - Detailed Use Type: 68.61/49.70 50.00
  - Detailed Use Type: 7.0/8.0 44.80

- **Prioritised Action Score Assessment (PAS)**
  - List Grade: 8.66
  - Risk Assessment: 4.0
  - HAA Score: 44.80
  - Building Cluster HAA: 7.11
  - Building PAS: 42.49

**Decline Chance/Rate**

- 3.02% - predicted HAA Score reduction per year (Elevated)

**Community/Parish Broad Use Type Broad Use Type LPADetailed Use Type Detailed Use Type**

- Community/Parish: 1/66 (0.98)
- Broad Use Type: 2/66 (0.97)
- Detailed Use Type: 2/11 (0.82)

**Planning Authority**

- 1/66 (0.98)

**HAA Score**

- 4.0

**Survey Status & Occupancy**

- Active: 05-Nov-15 Poor Vacant
- Archive: 18-May-11 Poor Vacant
- Archive: 02-Mar-06 Fair Partly Occupied

<table>
<thead>
<tr>
<th>Survey Status &amp; Occupation</th>
<th>Risk Assessment</th>
<th>HAA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active 05-Nov-15 Poor Vacant</td>
<td>At Risk (3)</td>
<td>55.20</td>
</tr>
<tr>
<td>Archive 18-May-11 Poor Vacant</td>
<td>At Risk (3)</td>
<td>62.42</td>
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<tr>
<td>Archive 02-Mar-06 Fair Partly Occupied</td>
<td>Vulnerable (4)</td>
<td>78.47</td>
</tr>
</tbody>
</table>
14015_1 - Cardiff Exchange Building

Cardiff - Butetown - Grade II* (Date Listed - 19/05/1975) - Current Survey Date: 16-Nov-2015

Proportionately sized occupying one of the central areas of the square.

Risk & Use Assessment

★★★★ At Risk (3)  Condition  Occupancy

Current Use - Civic - Civic Building
Ownership - The building is in local authority ownership
Morphology - Urban > 10K - Less Sparse

Condition deteriorating, action is now required to multiple defects to halt the decline

Building Element Condition Assessment

No Significant Action Required

Minor Repairs Required
- Roof Covering (slate), Roof Flashings, Parapets (stone), Chimneys (stone and other), Rooflights or Dormers (timber), Window Frames (timber), Doors (timber)

Major Repairs Required
- Rain Water Goods (cast iron and other), Window Glazing

Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Decline Chance/Rate</th>
<th>Local Factors</th>
<th>HAA Score</th>
<th>Building Cluster HAA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Authority</td>
<td>41/972 (0.96)</td>
<td>13/972 (0.99)</td>
<td>4/119 (0.97)</td>
<td>1/20 (0.04)</td>
<td>6/83 (0.76)</td>
<td>1/34 (0.03)</td>
<td>1/16 (0.02)</td>
</tr>
<tr>
<td>Community/Parish</td>
<td>39/972 (0.96)</td>
<td>3/972 (0.99)</td>
<td>2/14 (0.93)</td>
<td>3/20 (0.04)</td>
<td>5/83 (0.76)</td>
<td>1/34 (0.03)</td>
<td>1/16 (0.02)</td>
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<tr>
<td>Detailed Use Type</td>
<td>39/972 (0.96)</td>
<td>3/972 (0.99)</td>
<td>2/14 (0.93)</td>
<td>3/20 (0.04)</td>
<td>5/83 (0.76)</td>
<td>1/34 (0.03)</td>
<td>1/16 (0.02)</td>
</tr>
</tbody>
</table>

Survey Status & Condition

Active 16-Nov-15  Poor At Risk (3) Partly Occupied  HAA Score 55.43

Archive 18-May-11 Poor At Risk (3) Partly Occupied  HAA Score 55.43

Archive 29-Mar-06 Poor At Risk (3) Partly Occupied  HAA Score 58.41

Full Replacement Required

Data based on 2015 survey information (with minor updates)
Report Date: 14/10/2016

11713_1 - Octagonal Shelter in Grounds to east of Whitchurch

Cardiff - Whitchurch - Grade II (Date Listed - 15/04/1994) - Current Survey Date: 16-Nov-2015

Between angles of Ward Block East 5 and garden railings at Whitchurch Hospital.

Risk & Use Assessment

★★★★ At Risk (3)

This building has not changed significantly since its previous inspection in 2011

Ownership - The building is in other ownership
Morphology - Urban > 10K - Less Sparse

Condition deteriorating, action is now required to multiple defects to halt the decline

Building Element Condition Assessment

No Significant Action Required

Minor Repairs Required
- Roof Covering (metal sheets)

Major Repairs Required
- Other Architectural Details

Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>% Difference and Rank Building/Group</th>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Decline Chance/Rate</th>
<th>Local Factors</th>
<th>HAA Score</th>
<th>Building Cluster HAA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Authority</td>
<td>41/972 (0.96)</td>
<td>13/972 (0.99)</td>
<td>4/119 (0.97)</td>
<td>1/20 (0.04)</td>
<td>6/83 (0.76)</td>
<td>1/34 (0.03)</td>
<td>1/16 (0.02)</td>
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<tr>
<td>Community/Parish</td>
<td>39/972 (0.96)</td>
<td>3/972 (0.99)</td>
<td>2/14 (0.93)</td>
<td>3/20 (0.04)</td>
<td>5/83 (0.76)</td>
<td>1/34 (0.03)</td>
<td>1/16 (0.02)</td>
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<tr>
<td>Detailed Use Type</td>
<td>39/972 (0.96)</td>
<td>3/972 (0.99)</td>
<td>2/14 (0.93)</td>
<td>3/20 (0.04)</td>
<td>5/83 (0.76)</td>
<td>1/34 (0.03)</td>
<td>1/16 (0.02)</td>
</tr>
</tbody>
</table>

Survey Status & Condition

Active 16-Nov-15  Poor Vacant At Risk (3) Partly Occupied  HAA Score 55.57

Archive 18-May-11 Poor Vacant At Risk (3) Partly Occupied  HAA Score 55.57

Archive 16-Mar-06 Poor Vacant At Risk (3) Partly Occupied  HAA Score 27.16

Full Replacement Required

Data based on 2015 survey information (with minor updates)
Report Date: 14/10/2016
### 13914_1 - Ivy House Farmhouse

**Cardiff - Tongwynlas - Grade II (Date Listed - 10/06/1977) - Current Survey Date: 05-Nov-2015**

- **Current Use**: DOMESTIC - HOUSE
- **Ownership**: The building is in private ownership
- **Morphology**: Town and Fringe - Less Sparse

### Risk & Use Assessment

- **Condition**: Poor
- **Occupancy**: Vacant

This building has declined (high decline rate) since its previous inspection in 2011. Maintenance backlog beginning to build up, redecoration and minor repairs required.

### Building Element Condition Assessment

- **Minor Repairs Required**: Wall Render (roughcast), Doors (timber)
- **Major Repairs Required**: Window Frames (timber), Porch (brick)

### Comparative Analysis (Based on HAA)

- **PAS Rank (Score)**: 84/972 (0.92)
- **List Grade**: 8.66 5.0
- **Risk Assessment**: 40.0 6.0
- **HAA Score**: 24.96 10.0
- **Building Cluster HAA**: 3.43 4.0
- **Building PAS**: 34.95

### Local Factors

**% Difference and Rank Building/Group**

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<thead>
<tr>
<th>Planning Authority</th>
<th>79/972 (0.92)</th>
<th>-18.7</th>
<th>53.91/47.3</th>
<th>1/24 (0.96)</th>
<th>6/118 (0.91)</th>
<th>1/24 (0.96)</th>
<th>7/118 (0.91)</th>
<th>53.91/47.3</th>
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</thead>
<tbody>
<tr>
<td>Community/Parish</td>
<td>120/972 (0.92)</td>
<td>-22.6</td>
<td>104/12346</td>
<td>20/371 (0.97)</td>
<td>387/8043</td>
<td>6/262 (0.98)</td>
<td>387/8043</td>
<td>20/371 (0.97)</td>
</tr>
<tr>
<td>Broad Use Type</td>
<td>79/972 (0.92)</td>
<td>-18.7</td>
<td>137/4260</td>
<td>12343 (0.95)</td>
<td>4/99 (0.98)</td>
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<tr>
<td>Detailed Use Type</td>
<td>79/972 (0.92)</td>
<td>-18.7</td>
<td>19/243</td>
<td>7/371 (0.97)</td>
<td>39/731 (0.95)</td>
<td>4/99 (0.98)</td>
<td>39/731 (0.95)</td>
<td>7/371 (0.97)</td>
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<tr>
<td>Detailed Use Type</td>
<td>79/972 (0.92)</td>
<td>-18.7</td>
<td>59/99</td>
<td>3/731 (0.95)</td>
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<td>39/731 (0.95)</td>
<td>4/99 (0.98)</td>
<td>3/731 (0.95)</td>
</tr>
</tbody>
</table>

### Data based on 2015 survey information (with minor updates)

*Report Date: 14/10/2016*

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### 13971_1 - Former H.M. Immigration Office

**Cardiff - Butetown - Grade II (Date Listed - 20/08/1992) - Current Survey Date: 16-Nov-2015**

- **Current Use**: COMMERCIAL - OFFICE
- **Ownership**: The building is in private ownership
- **Morphology**: Urban > 10K - Less Sparse

### Risk & Use Assessment

- **Condition**: Poor
- **Occupancy**: Vacant

This building has declined (low decline rate) since its previous inspection in 2011. Maintenance backlog beginning to build up, redecoration and minor repairs required.

### Building Element Condition Assessment

- **Full Replacement Required**: Window Glazing

### Comparative Analysis (Based on HAA)

- **PAS Rank (Score)**: 84/972 (0.91)
- **List Grade**: 8.66 5.0
- **Risk Assessment**: 40.0 6.0
- **HAA Score**: 24.26 10.0
- **Building Cluster HAA**: 8.53 4.0
- **Building PAS**: 36.13

### Local Factors

**% Difference and Rank Building/Group**

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<tr>
<th>Planning Authority</th>
<th>79/972 (0.92)</th>
<th>-18.7</th>
<th>53.91/47.3</th>
<th>1/24 (0.96)</th>
<th>6/118 (0.91)</th>
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<th>7/118 (0.91)</th>
<th>53.91/47.3</th>
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<tbody>
<tr>
<td>Community/Parish</td>
<td>120/972 (0.92)</td>
<td>-22.6</td>
<td>104/12346</td>
<td>20/371 (0.97)</td>
<td>387/8043</td>
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<td>Broad Use Type</td>
<td>79/972 (0.92)</td>
<td>-18.7</td>
<td>137/4260</td>
<td>12343 (0.95)</td>
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<tr>
<td>Detailed Use Type</td>
<td>79/972 (0.92)</td>
<td>-18.7</td>
<td>19/243</td>
<td>7/371 (0.97)</td>
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<td>7/371 (0.97)</td>
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<td>Detailed Use Type</td>
<td>79/972 (0.92)</td>
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<td>3/731 (0.95)</td>
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<td>39/731 (0.95)</td>
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<td>3/731 (0.95)</td>
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</table>

### Data based on 2015 survey information (with minor updates)

*Report Date: 14/10/2016*
82234_1 - Memorial to the Reverend Lisle in Churchyard of Church of

Cardiff - St Fagans - Grade II (Date Listed - 28/11/2003) - Current Survey Date: 16-Nov-2015
At the east side of the Churchyard of the Church of St Mary the Blessed Virgin.

Risk & Use Assessment

At Risk (3)

Conditi | Occupancy
---|---
Poor | Structure

Current Use - MONUMENT - MONUMENT -
Ownership - The building is in religious ownership
Morphology - Urban > 10K - Less Sparse

Historic Asset Assessment (HAA) Score & Potential Change

HAA Score - 90.19
Maintenance levels may be slipping, redecoration (if applicable) may be required
19.81% - chance of decline (Low)
-3.44% - predicted HAA Score reduction per year (Elevated)

Building Element Condition Assessment

No Significant Action Required

- Main Wall Structure (stone), Wall Pointing

Minor Repairs Required

- Gates (metal)

Major Repairs Required

- Secondary or Boundary Walls (stone), Railings (metal)

Comparative Analysis (Based on HAA)

<table>
<thead>
<tr>
<th>Planning Authority</th>
<th>Community/Parish</th>
<th>Broad Use Type</th>
<th>Broad Use Type LFA</th>
<th>Detailed Use Type</th>
<th>Detailed Use Type</th>
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</thead>
<tbody>
<tr>
<td>222/972 (0.77)</td>
<td>39/102 (0.62)</td>
<td>354/941 (0.62)</td>
<td>2/31 (0.94)</td>
<td>235/324 (0.27)</td>
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<tr>
<td>-1.42</td>
<td>0.60</td>
<td>0.62</td>
<td>0.94</td>
<td>0.27</td>
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</table>

Prioritised Action Score Assessment (PAS)

<table>
<thead>
<tr>
<th>PAS Rank (Score)</th>
<th>List Grade</th>
<th>Risk Assessment</th>
<th>Local Factors</th>
<th>Decline Chance/Rate</th>
<th>HAA Score</th>
<th>Building Cluster PAS</th>
<th>Building Cluster HAA</th>
</tr>
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<tbody>
<tr>
<td>202/972 (0.79)</td>
<td>8.66</td>
<td>6.0</td>
<td>50.00</td>
<td>36.23</td>
<td>9.81</td>
<td>3.71</td>
<td>28/102 (0.73)</td>
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<tr>
<td>28/102 (0.73)</td>
<td>4.0</td>
<td>6.0</td>
<td>50.00</td>
<td>36.23</td>
<td>9.81</td>
<td>3.71</td>
<td>222/324 (0.31)</td>
</tr>
<tr>
<td>1/5 (0.80)</td>
<td>1.5</td>
<td>6.0</td>
<td>50.00</td>
<td>36.23</td>
<td>9.81</td>
<td>3.71</td>
<td>222/324 (0.31)</td>
</tr>
</tbody>
</table>

Survey Status & Condition

<table>
<thead>
<tr>
<th>Status</th>
<th>Condition</th>
<th>Occupancy</th>
<th>Risk Assessment</th>
<th>HAA Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active</td>
<td>Poor</td>
<td>Structure</td>
<td>At Risk (3)</td>
<td>90.19</td>
</tr>
<tr>
<td>Archive</td>
<td>Poor</td>
<td>Structure</td>
<td>At Risk (3)</td>
<td>90.19</td>
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<tr>
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<td>Poor</td>
<td>Structure</td>
<td>At Risk (3)</td>
<td>90.19</td>
</tr>
</tbody>
</table>

Report Date: 14/10/2016
Page 1 of 1

Data based on 2015 survey information (with minor updates)
Buildings identified as Vulnerable
# List of Buildings Ranked by Risk Score

**LB_UA - Cardiff**

<table>
<thead>
<tr>
<th>Ref No.</th>
<th>Community</th>
<th>Building Name</th>
<th>Risk Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>11710_1</td>
<td>Whitchurch</td>
<td>OCTAGONAL SHELTER IN GROUNDS TO SOUTH-SOUTH-WEST OF WHITCHURCH HOSPITAL</td>
<td>4 - Vulnerable (35.09)</td>
</tr>
<tr>
<td>13663_1</td>
<td>Castle</td>
<td>REMAINS OF BLACK FRIARS, BUTE PARK</td>
<td>4 - Vulnerable (41.52)</td>
</tr>
<tr>
<td>13705_1</td>
<td>Llandaff</td>
<td>GARDEN WALL OF THE DEANERY</td>
<td>4 - Vulnerable (41.52)</td>
</tr>
<tr>
<td>14049_1</td>
<td>Butetown</td>
<td>SEA WALL TO EAST OF FORMER MOUNT STUART SHIPREPAIR YARD</td>
<td>4 - Vulnerable (41.52)</td>
</tr>
<tr>
<td>81282_1</td>
<td>Llandaff</td>
<td>WALL ON REAR DRIVE AT INSOLE COURT</td>
<td>4 - Vulnerable (41.52)</td>
</tr>
<tr>
<td>13842_1</td>
<td>St Fagans</td>
<td>SOUTH BOUNDARY WALL OF THE STABLE COURT INCLUDING THE DRINKING FOUNTAIN ON CASTLE HILL</td>
<td>4 - Vulnerable (41.64)</td>
</tr>
<tr>
<td>14058_1</td>
<td>Butetown</td>
<td>SLOPING STONE SEA WALL BETWEEN ENTRANCE TO BUTE EAST DOCK AND ROATH BASIN, INCLUDING 5 DOLPHINS</td>
<td>4 - Vulnerable (41.64)</td>
</tr>
<tr>
<td>81263_1</td>
<td>Llandaff</td>
<td>FLIGHT OF STEPS FROM UPPER TO LOWER TERRACE AT INSOLE COURT</td>
<td>4 - Vulnerable (41.64)</td>
</tr>
<tr>
<td>13406_1</td>
<td>Caerau</td>
<td>CHURCH OF ST MARY</td>
<td>4 - Vulnerable (42.06)</td>
</tr>
<tr>
<td>21670_1</td>
<td>Castle</td>
<td>PUBLIC CONVENIENCES</td>
<td>4 - Vulnerable (44.23)</td>
</tr>
<tr>
<td>26660_1</td>
<td>Plasnewydd</td>
<td>PILLAR BOX OUTSIDE 81 NINIAN ROAD</td>
<td>4 - Vulnerable (44.65)</td>
</tr>
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For more information please contact:

**Placemaking**
Planning, Cardiff Council, County Hall, Cardiff CF10 4UW

02920 873485  conservation@cardiff.gov.uk

[www.cardiff.gov.uk/conservation](http://www.cardiff.gov.uk/conservation)

This survey was undertaken in Autumn/Winter 2015 by:

**The Handley Partnership**

01609 779368  enquiries@buildingsatrisk.com

[www.buildingsatrisk.com](http://www.buildingsatrisk.com)